

Application ref: 2024/2705/P  
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Date: 30 July 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

Phone: 020 7974 4444

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Discount Plans LTD  
39 - 41 North Road  
London  
N7 9DP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**168 Leighton Road**  
**London**  
**NW5 2RE**

Proposal:  
Erection of single-storey lower ground floor side infill extension; erection of single-storey first floor extension.  
Drawing Nos: DPL.01 Rev A, DPL.02 Rev A, DPL.03 Rev A, DPL.04 Rev A, DPL.05 Rev A, DPL.06 Rev A, DPL.07 Rev A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

DPL.01 Rev A, DPL.02 Rev A, DPL.03 Rev A, DPL.04 Rev A, DPL.05 Rev A, DPL.06 Rev A, DPL.07 Rev A

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed single-storey lower ground floor rear infill extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the locally Listed building at the site or within the terrace within which the property sits. The proposed extension would infill the area between the rear wing and neighbouring rear infill extension and would be similar in size to several neighbouring lower ground floor rear extensions along Leighton Road. Furthermore, the use of aluminium framed sliding doors and matching white render facade would ensure that the extension's appearance would be complementary to the appearance of property, while allowing for legibility between the original building and the extension. The installation of two rooflights to the extension roof is considered acceptable and would not harm the appearance of the host property.

The proposed single-storey first floor rear extension is considered to represent a proportionate addition that would not cause harm to the character and setting of the of the locally Listed building at the site or within the terrace within which the property sits. The proposed extension would occupy the footprint of the existing closet wing and would be identical in size to several neighbouring first floor rear extensions along Leighton Road, most notably neighbouring nos. 166 and 170 Leighton Road. The use of matching render facade and timber framed window would ensure that the extension's appearance would be complementary to the appearance of the property.

Given the existing lower ground floor rear extension at neighbouring no. 170 Leighton Road and the existing first floor rear extension at neighbouring no. 168 Leighton Road, the proposed extensions are not anticipated to create any additional impacts to any neighbouring residential occupier with regards to loss of daylight/sunlight, outlook, or privacy.

No objections were received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy D3 of the Kentish Town

Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer